

**Town of Stratton  
Planning Commission Meeting Minutes  
Stratton Town Office  
Wednesday, January 9, 2014**

**Attendance:** Planners: Paul Schwippert, Kent Young, Ray Hawksley, Rob Wadsworth and John Wadsworth, George Rigoulot, interested resident and Jenna Pugliese, PC Clerk and Stratton Mountain representative.

At 7:02 p.m. the meeting was called to order by Paul Schwippert, Chair.

**Correspondences:** Planning Commission Correspondences were distributed.

**Approval of Minutes:** Kent Young made a motion to approve the November monthly meeting minutes as presented. The motion was seconded by John Wadsworth. All were in favor and the motion carried.

**Stratton Zoning Bylaw Discussion-** Dinah Reed, Kent Young and John Wadsworth had met prior to the monthly meeting to discuss additional changes to the Zoning Bylaws. Dinah Reed was unable to attend this month's meeting however she will provide an updated draft and be present for the February meeting.

Kent Young noted that he had informed the Select Board that the commission was likely to have a final draft ready for their review soon. He noted that the Select Board has the ability to deny a draft and postpone the required public hearing. Mr. Young informed the commission that there already has been concern expressed over the sprinkler ordinance and that a compromise should be attempted to avoid further delay. Kent Young proposed that sprinklers are mandated in the Ski PUD on all building and anything three units or greater or commercial in nature in the other three zones.

John Wadsworth requested that he would like to have a meeting with the Select board to understand their position fully. Paul Schwippert recommended that the board request Brian Johnson from the Department of Fire Safety to attend a meeting.

**Bed and Breakfasts-** Kent Young recommended adding a definition for a Traditional Bed and Breakfast that would be defined as a home in which no more than 50% of the living space used for housing guests and no more than 3 bedrooms. He proposed that a Traditional Bed and Breakfast could be allowed in the residential district requiring a site plan review and that Bed and Breakfasts as already defined in the zoning would be permitted in CR1 and CR3 with a site plan review. No bed and breakfasts would be allowed in CR2 (the ski resort) as they are not allowed in their covenants anyway. A straw vote was taken and all were in favor.

**Setback from Center Line-** Kent Young proposed a motion that the setbacks for all lots in CR1, CR2, CR3 and the Residential District be reduced from 75' from road center line to 50' from road center line (except in the Green Belt). He had thought this was previously approved by the PC, but John Wadsworth had thought it was only within CR3, where 1 acre lots had been approved. A vote was taken and 3 were for and 2 were against. Rob Wadsworth and John Wadsworth voted against the motion.

**Cupolas-** This issue was tabled. Rob Wadsworth and Ray Hawksley were asked to come back with specific allowable maximum dimensions for decorative cupolas (which may extend above the 35 ft height restriction) to propose to the commission at next month's meeting.

**Stratton Town Plan-** Windham Regional Commission had called to remind the commission that the Stratton Town Plan is set to expire in June 2014. Kent Young noted that there are some changes required to bring the plan up to date including census data and Village Center language. Kent Young proposed hiring WRC to make any additional changes required to bring the Town Plan into compliance. All were in favor.

**Ward Building Permit-** Kent Young noted that the Ward Building permit had expired and recommended that the applicant be directed to the ZBA for renewal, as this is what Zoning requires if a permit is not completed or renewed within two years.

John Wadsworth made a motion to adjourn. Paul Schwippert seconded the motion. The meeting adjourned at 8:30 p.m.

Transcribed by Jenna Pugliese, Clerk